



Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning ("Operations") Committees

January 10, 2024

Call to Order

January 10, 2024

Approval of Minutes

Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees
December 13, 2023

Public Comment

Tennessee Code Annotated, Title 8, Chapter 44, Part 1

MNAA Policy ID: 33-007, Public Comment Policy, effective July 13, 2023

No Public Comment Requests Received by Monday, January 8, 2024, 9:00 pm

Chair's Report

Bobby Joslin

Operations Committee Chair

Items for Approval

January 10, 2024

- Donelson Pike Early Completion Incentive

Items for Approval

Robert Ramsey, PE, AAE, IAP
EVP, Chief Operating Officer

Donelson Pike Early Completion Incentive

Project Description: Incentive Agreement with TDOT for Superior Construction to complete the relocation of Donelson Pike at least 365 days sooner than the current contract completion date of May 31, 2026, and to allow Superior Construction to borrow 200,000 CY NTE of fill material.

Parties Involved:

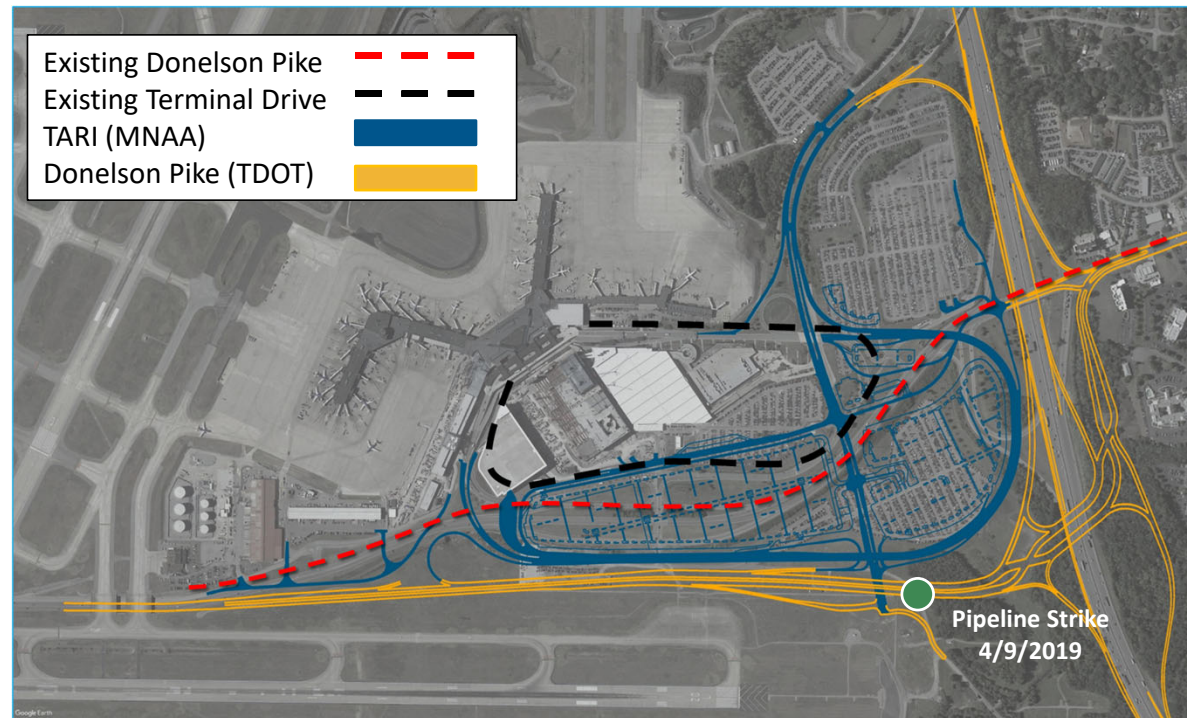
- Tennessee Department of Transportation (TDOT)
- Superior Construction Company Southeast LLC

Total Incentive Cost: \$6,006,000 NTE

Incentive Schedule *(pending final negotiation):*

- See next slide

Funding Source:



Dates and Costs Pending Final Negotiation

Scope	Start Date	Original Completion Date	Revised Completion Date	Days Saved	Incentive (Airport Cost)	Disincentive (Superior Cost)
TDOT – Donelson Pike Completion	July 19, 2022	May 31, 2026	July 31, 2025 (305 days)	-305	\$0	If late, \$33k/day beginning August 1, 2025
TDOT – Donelson Pike Completion	July 19, 2022	May 31, 2026	May 31, 2025 – July 31, 2025 (60 days)	-365	\$0	\$0
TDOT – Donelson Pike Completion	July 19, 2022	May 31, 2026	Nov 30, 2024 – May 31, 2025 (182 days)	-365 up to -547	\$33k/day up to \$6M (182 x \$33k)	\$0

Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President and CEO to execute an early completion incentive agreement with TDOT and Superior Construction for \$6,006,000 NTE, and to allow Superior to borrow 200,000 CY of fill.

Information Items

January 10, 2024

- Terminal 2 Siting Study Update 1 of 4

Information Item

Steve Martin, Executive Advisor
Paslay Group

Project Description:

- Comprehensive analysis to determine location of second terminal.
- Analysis includes operational and financial feasibility, as well as connection to the existing terminal complex and connection to the off-airport systems such as roads, parking, people mover, transit, jet fuel, utilities, etc.
- A future CONRAC will also be analyzed, including the size, location, and infrastructure connections necessary to serve both terminal complexes.

Consultant: Strategic Planning Services, Inc. (SPS)

Total Contract Cost: \$3,500,000 NTE

Term: 1-year

Terminal 2 Siting Study

- Introduction & Background



Steve Martin, Paslay Group
Terminal 2 Program Manager

Study Objective

- Identify both a **primary and back-up site** for new Terminal 2 the development
 - Inventory enabling, engineering, and functional requirements
- Identify a **single ConRAC replacement site**
- Surviving candidate sites **must be:**
 - Technically achievable within the targeted time frames to meet forecast demand
 - Financially affordable
 - Expandable
 - Operationally efficient
 - Flexible (To meet future airline allocation scenarios)

3 Phase Approach Over 12 Months – Board Updates Scheduled

- Identify the **two short-listed Terminal 2 sites** – March 20, 2024
- Identify the **preferred ConRAC site** – April 17, 2024
- Select Terminal 2 **Primary Site** and the Back-up Site – November 30, 2024

10 Proposed Evaluation Criteria (subject to future weighting TBD)

- Airside Efficiency (ATC, Airfield Maneuvering, Taxi Time, RW Crossings)
- Capacity and Operational Flexibility
- Conflicts with Other Projects/Opportunity Cost Relative to Alternative Uses
- Connectivity (Automated People Mover, Bus, Other)
- Environmental Impacts (e.g., Schedule, Timing) and Sustainability
- Expandability/Ability to Phase
- Facility Relocation Requirements
- Landside Efficiency, Roadway Access, Level of Service
- Schedule/Timing of Site Availability
- Site Prep, Utility Availability, and any Land Acquisition Required

- BNA Development Update
- JWN Development Update

Information Items

Douglas E. Kreulen, A.A.E.
President and CEO

- **Hilton BNA**

- Projected opening date of February 20, 2024
- Projected reservations beginning March 17, 2024
- Executed engagement with CHMWarnick for compliance oversight

- **Employee Parking Lot Strategy & Rate Adjustments**

- Increasing number of parking stalls available for employees – February Board approval (striping)
- Adopting cost recovery model to ensure expenses equal revenue
 - March 1, 2024 – December 31, 2024 (monthly rates):
 - \$40 Non-Commuter (Airport Service Contractors & Concessionaires)
 - \$80 Non-Commuter (Signatory Airlines, TSA)
 - \$120 Commuters of Signatory Passenger Airlines
 - January 1, 2025 – December 31, 2025
 - \$50 / \$100 / \$150
- Developing a long-term plan for employee parking

- **New Horizon**

- Air Freight Demolition

BNA Development Update

Air Freight Demolition



North Development – Parcel 2/3 - 1/8/24



North Development – Parcel 3/4 - 1/8/24

JWN Development Update

North Development

- Parcels 2/3 and 4/5 under construction

R3 Ramp Expansion

- Substantial Completion: Mar 2024

Contour FBO Schedule

- Substantial Completion: Jul 2024

2nd FBO Solicitation

- RFI responses due on Jan 26, 2024

R3 Ramp Expansion, 1/7/24



Hangar 1, 1/8/24

Hangar 2, 1/8/24



Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning (“Operations”) Committees

Meeting Adjourned